Gwyn Humphreys

From: [redacted]
Sent: 20 December 2024 11:01
To: Gwyn Humphreys
Subject: Structural Assessment of Timber Barn, Top House Farm

Hi Gwyn,

Re: Timber Barn at Top House Farm, Arowry

As requested, I returned to site as per the request of Wrexham Planning Office. The purpose of this return visit was to undertake an updated structural survey on the barn and consider the comments provided on the pending application from Wrexham PO.

I undertook a full survey and inspection on Wednesday 4th December 2024.

Based on my recent survey, I am happy to confirm that my findings and conclusions from 2021 remain valid. Since my initial visit, no alterations or repairs have been carried out to the barn. It was also noted that areas of damage previously highlighted have not accelerated and the buildings remains in the same condition as on the first visit. This situation has no doubt been helped by the corrugated sheeting and timber weatherboarding to roof and walls that continue to protect most of the internal structural frame from the weather.

In regard to the comments from the PO, the existing roof frame continues to provide its structural function satisfactorily and can be retained as part of conversion. Damage is localised to sections of framing directly below the window openings. Weather boarding has broken down in these parts leaving some exposure to the elements – see attached images. Affected timbers can be cut out and replaced which should prove to be relatively straightforward. The affected area constitutes no more than 20% of the overall wall framing.

The necessary alteration works are within the accepted guidance in LPGN 3, being less than 20% of the walls, whilst the roof frame remains functional and requires no replacement. On this basis, I see no reason why the application cannot proceed. If any further queries arise regarding the structural capability of the barn and necessary works, please forward on the relevant questions.

Kind Regards,

Alan McKeown MA AssocRICS DipRSV MRPSA

CIOB Registered in Building Conservation

Building Surveyor

Plumb Stone Surveyors Ltd

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